

COUNCIL POLICY**CURRENT**

SUBJECT: STANDARDS FOR RIGHTS-OF-WAY AND IMPROVEMENTS
INSTALLED THEREIN
POLICY NO.: 600-04
EFFECTIVE DATE: March 19, 1990

BACKGROUND:

A requirement exists for an established Policy concerning rights-of-way requirements and general standards for improvements installed therein, whether work is done under a subdivision agreement, a public improvements permit, an assessment, or City contract.

PURPOSE:

This policy, pertaining to rights-of-way and improvements therein, is adopted to outline the characteristics of the several categories of rights-of-way and to prescribe the general standards for improvements installed in such rights-of-way.

POLICY:**I. RIGHTS-OF-WAY**

- A. Rights-of-way shall conform to the standards prescribed below except where unusual circumstances warrant departures therefrom. Drawings which indicate rights-of-way to be acquired shall be approved by the City Engineer.

B. Street and Alleys

Rights-of-way for the various classifications of streets shall be as prescribed in the latest edition of the Street Design Manual, as documented in the office of the City Clerk.

C. Bikeways

Bikeways are to be provided in accordance with adopted community plans. Right-of-way requirements are based upon the proposed design concept, and as specified in the Street Design Manual.

D. Easements

1. Easements for water, sewer and drainage require the following widths and are not to straddle lot lines:
 - a. Water — 15 feet for mains 16 inches or smaller; minimum 20 feet for larger mains, but exact width based upon actual size of main.
 - b. Sewer — 15 feet for mains up to 18 inches; minimum of 20 feet for mains over 18 inches, but exact width based upon actual size of main.

- c. Storm drainage — Widths shall be as specified in the latest edition of the Drainage Design Manual, as documented in the office of the City Clerk.

II. IMPROVEMENTS

- A. Improvements installed in rights-of-way shall conform to the standards prescribed below except that the City Engineer may approve departures from these standards when there are clearly discernable engineering justifications therefor.

- B. Streets and Alleys

- 1. Improvements shall be as specified in the latest edition of the Street Design Manual.
 - 2. To eliminate pavement cutting, arrangements must be made for the installation of gas mains and other underground utility services prior to the installation of any pavement.
 - 3. All sidewalk installations are to provide ramps at curbed intersections and alley aprons to accommodate the handicapped.

- C. Storm Drains

- 1. Storm drainage shall be diverted from its normal channel or concentrated within a channel only in accordance with an engineering plan approved by the City Engineer and to the requirements specified in the Drainage Design Manual.
 - 2. Minimum size storm drain is 18 inches.

- D. Underground Utilities

All utility distribution and service facilities in newly developing areas are to be placed underground and efforts are to be made during the redevelopment of older areas to underground any existing overhead facilities.

Underground conduits and appurtenances installed under private contract for later conveyance and use by a public utility company are subject to the approval of the City in the same manner as other public improvements

- 1. Sewer

- a. Sewer mains installed in public rights-of-way are to be placed at depths which will serve not only the abutting property but also to the maximum practicable extent areas beyond the immediately adjacent area.
 - b. The minimum size sewer main is eight inches in residential and commercial areas and ten inches in industrial areas.

- 2. Water

- a. Water distribution systems installed in public rights-of-way are to be designed to provide both service to individual lots and adequate fire protection to the area.
 - b. Distribution systems also are to be designed to the maximum practicable extent to provide water to areas beyond the abutting property.
3. Gas and Electric Power
- a. Distribution systems installed in the public rights-of-way are to conform to the requirements of the operating company and to franchise provisions. They are to be designed to serve each individual lot.
 - b. Provisions must be made for essential street lighting at the time of initial construction of the electrical services system.
4. Other Utilities
- a. Service system installations in the public rights-of-way are to conform to the requirements of the operating companies and to franchise provisions.
 - b. In newly developing areas provision is to be made for telephone and cable television service to all residential and commercial lots as a part of the initial improvement construction.

HISTORY:

Adopted by Resolution R-173217 10/25/1962
Amended by Resolution R-206706 10/10/1972
Amended by Resolution R-212197 12/12/1974
Amended by Resolution R-217488 01/12/1977
Amended by Resolution R-253858 03/23/1981
Amended by Resolution R-260387 04/02/1984
Amended by Resolution R-265024 02/10/1986
Amended by Resolution R-269559 10/26/1987
Amended by Resolution R-275311 03/19/1990